

MEMORANDUM

FEBRUARY 11, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN F. COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER
KELLY KING, ASSISTANT GENERAL COUNSEL

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56,
MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL
PLAN/PARCELS RR-67, RR-82, SE-47, SE-48

Doc 5014

EXECUTIVE SUMMARY:

THIS MEMORANDUM REQUESTS THAT THE AUTHORITY ADOPT A MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL PLAN WITH RESPECT TO PARCELS RR-67, RR-82, SE-47, and SE-48, AND THAT THE AUTHORITY AUTHORIZE THE DIRECTOR TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION.

Parcels RR-67, RR-82, SE-47 and SE-48 (the "Parcels") are located at 569-573 Columbus Avenue and 426-434 Massachusetts Avenue in the South End Urban Renewal Area, Project No. Mass. R-56 and contain four buildings on 11,286 square feet of land. The buildings are vacant, with the exception of 430 Massachusetts Avenue which is presently occupied by Back Bay Fish Market.

The Parcels are among the properties listed in Chapter IV: "Property Acquired or to be Acquired," Section 403 of the South End Urban Renewal Plan (the "Plan") which were subject to future acquisition by the Authority in order to eliminate and discourage blighted, decadent and deteriorating conditions. Pursuant to Section 404 of said Chapter IV of the Plan, the Authority may sell the Parcels for rehabilitation.

On June 4, 1987, the Authority executed a confirmatory taking of these parcels and granted final designation to UDC Real Property Corporation (the "Redeveloper") as redeveloper of the Parcels the Board authorized the Director to enter into a Land Disposition Agreement with the Redeveloper which sets forth controls relating to use and development consistent with the requirements and controls imposed upon similar property by provisions of the Plan.

The redevelopment will consist of the rehabilitation of the four buildings located on the Parcels into a single five-story office and commercial building." The proposed redevelopment has been subject to community input and design review by the Authority. As of December 31, 1987, UDC had entered into signed leases or entered into lease negotiations for 25,565 square feet out of the available 40,692 rentable square feet. Approximately

16,259 square feet of this space is to be leased to minority, South End businesses, and to firms in which fifty percent of the employees are minorities.

Section 404 of the Plan directs the Authority to establish controls relating to land use and building requirements for properties acquired pursuant to Section 403 of the Plan as are consistent with the requirements and controls imposed upon similar property by provisions of the Plan. The purpose of the proposed modification to the Plan is to make the Parcels subject to the same controls generally applicable in the Plan.

The captioned parcels are added to Table A, and uses consistent with the Boston Zoning Code are established. Other dimensional requirements are made subject to the approval of the Authority.

It is, therefore, recommended that the Authority adopt the attached Resolution modifying the Plan by amending Chapter VI, Section 602, Table A thereof: "Land Use and Building Requirements" by adding Parcels RR-82, RR-67, SE-48 and SE-47 to Table A and by specifying that the Permitted Land Uses for the Parcels shall be subject to zoning regulations as shown on Exhibit A to the attached Resolution. Furthermore, it is recommended that the Director be authorized to proclaim by certificate this minor modification.

In the opinion of the Chief General Counsel, the proposed modification is minor and does not, substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the Plan.

An appropriate Resolution is attached.



Adopted At Meeting Of 2/4/88 ^{Doc} ⁵⁰¹⁴

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION

569-573 COLUMBUS AVENUE
426-434 MASSACHUSETTS AVENUE
PARCELS RR-67, RR-82, SE-47, SE-48

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965;

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan;

WHEREAS, Section 403 of the Plan includes the captioned parcels among those, which if not properly rehabilitated, would seriously impair the successful completion of the Plan in accordance with its objectives.

WHEREAS, Section 404 authorizes the Authority to acquire and sell or lease for development, renewal, or rehabilitation properties identified under Section 403 and directs the Authority to establish controls relating to land use and building requirements as are consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

WHEREAS, on June 4, 1987, the Authority executed a confirmatory taking of Parcels RR-67, RR-82, SE-47, SE-48, recorded in the Suffolk Registry of Deeds at Book 13849, Page 243;

WHEREAS, on June 4, 1987, the Authority designated UDC Real Property Corporation as Redeveloper for the captioned parcels and approved Final Working Drawings and Specifications for the rehabilitation of the buildings located on the parcels.

WHEREAS, the Authority determined that the Redeveloper's proposed redevelopment of the parcels would not result in

significant damage to or impairment of the environment and was consistent with the purposes of the Plan;

WHEREAS, it is the opinion of the Authority that a minor modification of the Plan with respect to Parcels RR-67, RR-82, SE-47 and SE-48 is consistent with the objectives of the South End Urban Renewal Plan;

WHEREAS, the proposed amendment to the Plan is a minor modification and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Sections 1201 and 404 thereof, the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended as follows:

1. That Chapter VI, "Land Use, Building Requirements and Other Controls" Section 602, Table A "Land Use and Building Requirements" is hereby modified by adding Parcels RR-82, RR-67, SE-48, SE-47 to Table A and by specifying that the Permitted Land Uses for the Parcels shall be subject to zoning regulations.

2. Section 602, "Table A: Land Use and Building Requirements" is hereby modified as shown on Exhibit A attached.

3. That the proposed modifications are found to be minor modifications which do not substantially or materially alter the Plan.

4. That all other provisions of the Plans not inconsistent herewith are continued in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate these modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 dated August, 1974.

EXHIBIT A

TABLE A: LAND USE AND BUILDING REQUIREMENTS

<u>Reuse Parcel Number</u>	<u>Permitted Land Use</u>	<u>Minimum Set-Back (in ft.)</u>	<u>Height (in ft)</u>		<u>Max. Net Density</u>	<u>Min. Parking Ratio</u>	<u>Planning & Design Requirement</u>
			<u>Min.</u>	<u>Max.</u>			
RR-82	Z	Z	NA	Z	AA	NA	B
RR-67	Z	Z	NA	Z	AA	NA	B
RR-48	Z	Z	NA	Z	AA	NA	B
RR-47	Z	Z	NA	Z	AA	NA	B

Abbreviations:

- NA - Not applicable
- Z - Subject to Zoning Regulations
- AA - Subject to Authority Approval
- B - Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval